

CITY OF VANCOUVERSPECIAL COUNCIL - JULY 27, 1976PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 27, 1976, at 7:30 p.m., in the Auditorium of the H.R. MacMillan Planetarium, 1100 Chestnut Street, for the purpose of continuing an adjourned Public Hearing to amend the Zoning and Development By-law.

PRESENT: Alderman Bowers (Deputy Mayor)
Aldermen Bird, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Sweeney and
Volrich

ABSENT: Mayor Phillips
Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie,
SECONDED by Ald. Bird,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Bowers in the Chair, to continue an adjourned Public Hearing to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. Kitsilano Point Zoning - Area generally Bounded by Ogden Avenue, Chestnut Street, Cornwall Avenue, Arbutus to McNicoll and Maple Streets, excluding the former C.P.R. Right-of-Way

This matter was considered by Council at a Special Council (Public Hearing) meeting on May 6, 1976, at which time the following motion was passed:

"THAT this Public Hearing in respect of various zoning matters before Council at this date be adjourned until such time as full and up to date information in each case is available for Council and the public."

On June 29, 1976, Council considered a report of the City Manager dated June 16, 1976, in which the Director of Planning provided the requested information, and passed the following motion:

"FURTHER THAT the adjourned Public Hearing on Section B of the report with respect to Kitsilano Point rezoning be reconvened."

The Council then considered the application of the Director of Planning.

- i) To establish a new District Schedule to be known and described as (RT-2A) Two-Family Dwelling District (Duplex and Semi-Detached).
- ii) To rezone the lands generally bounded by Chestnut Street, Ogden Avenue, Arbutus Street and the former C.P.R. Right-of-Way (approximately 300 feet North of Cornwall Avenue) from (RT-2) Two-Family Dwelling District to (RT-2A) Two-Family Dwelling District.

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- iii) To rezone the lands generally bounded by Arbutus Street, the former C.P.R. Right-of-Way (approximately 300 feet North of Cornwall Avenue) southern approaches to the Burrard Bridge and Cornwall Avenue, excluding the lots approximately 60 feet North of Cornwall Avenue between Maple Street and approximately 132 feet East of Cypress Street, from (RM-3A) Multiple Dwelling District to (RM-3A1) Multiple Dwelling District.
- iv) To rezone the lots approximately 60 feet North of Cornwall Avenue between Maple Street and approximately 132 feet East of Cypress Street from (C-2) Commercial District to (C-2B) Commercial District.

The Director of Planning is now recommending further the deletion of Section 2, Subsection A, Clause 1 of the (RT-2A) Two Family District Schedule which was forwarded by Council on March 9, 1976, to a Public Hearing. In its place, the Director of Planning recommends the following be substituted:

- "(1) (a) Conversion of buildings existing prior to (date of enactment) into dwelling units, housekeeping units or sleeping units.
- (b) Conversion of a building for which the Development Permit to construct is dated on or after (date of enactment) and conversion of buildings with additions into dwelling units, housekeeping units or sleeping units. Such conversions shall be subject to:
 - (i) the floor space ratio shall in no case exceed 0.75
 - (ii) the number of units in any multiple conversion dwelling shall not exceed 3.

In any multiple conversion dwelling due regard shall be given to the quality and livability of the units and the effect of additions and conversions on the adjacent properties and the character of the area."

The application has been approved by the Director of Planning and the Vancouver City Planning Commission.

Ms. J. Hlavach, Kitsilano Area Planner, outlined the intent of the proposed (RT-2A) Two Family Dwelling District Schedule.

The Deputy Mayor called for speakers.

- Mrs. Alice Smith, a member of the Kitsilano Point Neighbourhood Committee, expressed concern that the Standards of Maintenance By-law afforded little protection to the residents of the Point from the owners who leave properties vacant or rent them with no thought to upkeep or maintenance. The Point is a desirable place for redevelopment and a by-law should be passed to ensure that owners neatly maintain their premises and yards.
- Mr. Steve Zibin stated that the proposed 24 foot front yard restriction should not apply to new dwellings on the Point as currently there are whole blocks of existing houses that have front yards of far less than 24 feet.
- Mr. D. Manning, Architect, advised that he was appearing on behalf of the owners who over the years had acquired property on Creelman Avenue. He stated that the properties have not been developed as he is awaiting the new by-law - it would have been uneconomic to develop the properties at the existing density. He also advised that he has submitted

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preliminary plans to ensure that the development complies with the requirements. The Planner agreed in principle with the development with the exception of the flat roofs, sidewalk crossings and provision of some parking that is not underground. Mr. Manning opposed the delegation of discretionary powers for the development of buildings larger than a duplex and feels that regulations such as the above should be clearly set out in a by-law so developers and architects know precisely what they can or cannot do.

- Mr. J. Timmer stated that by amending Clause 1 to read "conversion of buildings existing prior to date of enactment into dwelling units, etc.," you are saying that people can convert any existing building into dwelling units. It should state existing conversion buildings.
- Mr. J. Pelkovics, Architect, stated that his client has been waiting to redevelop his property but had to wait for the new by-law. He feels it is unfair to require new developments to have a 66' frontage as most properties don't have any more than a 33' frontage. He indicated it was time Council and the neighbouring property owners acted on a by-law that would ensure the upkeep of abandoned houses and vacant lots.

Other speakers reiterated the need for a by-law to ensure the upkeep of abandoned houses and vacant lots as well as requesting better enforcement of the Standards of Maintenance By-law.

Alderman Bowers instructed the Clerk to arrange for the Standing Committee on Planning and Development to consider whether the Standards of Maintenance By-law could include provisions that would apply to abandoned houses and vacant lots.

The Deputy Mayor called for any other speakers for or against the rezoning application.

MOVED by Ald. Volrich,
THAT the rezoning application be approved subject to the following amendments:

- A. That Section 2, Subsection A, Clause 1 of the (RT-2A) Two Family District Schedule be deleted and the following substituted in lieu thereof:
 - (1) (a) Conversion of multiple conversion dwellings existing prior to (date of enactment) into dwelling units, housekeeping units or sleeping units.
 - (b) Conversion of buildings and conversion of buildings with additions, into dwelling units, housekeeping units or sleeping units. Such conversions shall be subject to:
 - (i) the floor space ratio shall in no case exceed 0.75
 - (ii) the number of units in any multiple conversion dwelling shall not exceed 3.

In any multiple conversion dwelling due regard shall be given to the quality and livability of the units and the effect of additions and conversions on the adjacent properties and the character of the area."

cont'd....

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B. That Section 1, Subsection C of the (RT-2A) District Schedule be amended by adding clause 3 as follows:

(3) With respect to clauses (1) and (2) above, the Director of Planning may have discretion to relax the front yard requirements having regard to the front yards of adjacent existing buildings.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,

THAT the Director of Planning be instructed to prepare a set of guidelines, with graphics, illustrating what can be done as a guide to preservation and redevelopment.

(Withdrawn)

MOVED by Ald. Volrich,

THAT the above motion of Alderman Cowie be referred to the Standing Committee on Planning and Development for consideration.

- LOST

(Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari and Sweeney opposed)

Alderman Cowie then requested and received permission to withdraw his motion.

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 9:15 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of July 27, 1976, adopted on August 10, 1976.

R. Phillips

MAYOR

B. D. Little

CITY CLERK